

City of Leander  
Fire Station #4

**INSTRUCTIONS TO PROPOSERS**

AND

**PROPOSAL FORM**

American Constructors, Inc. will receive Competitive Proposals for:

**Leander Fire Station #4  
All Trades**

**Proposals must be emailed, delivered or faxed on or before:**

**August 2nd, 2016 AT 3:00 P.M. CST**

**Proposals will be received at the Main Office of  
American Constructors –**

LOCATION:

American Constructors, Inc.  
4330 Gaines Ranch Loop Suite 230  
Austin, Texas 78735

[estimating@acitexas.com](mailto:estimating@acitexas.com)

Ph: 512-328-2026      Fax: 512-328-2520

[www.acitexas.com](http://www.acitexas.com)

**Proposal Documents (plans, specifications and  
instructions/proposal form) are available on iSqFt, or  
may be downloaded from our ftp site –**

<https://acitexas.smartfile.com/>

User Name – acitexas-895

Password – acitexas-895

Proposals will be considered under “**Construction Manager At Risk**” requirements. This requires that proposals be reviewed “in a manner that does not disclose the contents of the bid or proposal during the selection process.” Proposals will be reviewed privately. Specific information about proposals will not be available until after the successful proposer has been selected.

**The criteria which may be considered in the selection process are:**

1. Work History with American Constructors
2. The Reputation of the Proposer and the Proposer’s goods and services
3. Ability of Proposer to provide adequate Manpower and meet Schedule
4. The Purchase Price
5. Work History with the Owner
6. The Quality of the Proposer’s goods and services
7. Ability to provide Proof of Insurance meeting or exceeding ACI’s requirements
8. The Total Long Term Cost to the Owner to acquire the Proposer’s goods and services
9. Safety Record / Program
10. Other Relevant Factors

**Proposers are required to furnish a Certificate of Insurance meeting or exceeding American Constructors requirements prior to contract award. Please refer to the sample certificate in this Proposal packet.** Subcontractors/Suppliers will execute American Constructors standard subcontract or material contract forms as printed. Please contact American Constructors Main Office to review these documents.

Subcontractors **must** provide the following additional information with their proposals:

- Approximate number of man-hours of labor included in your proposal.
- Approximate number of workers (average) proposed for this project on an average day during performance of your work
- Approximate number of workers (average) employed by your firm capable of working on this site

**The overall project schedule is: Start Work – August 2016  
Completion – March 2017**

**All proposers shall take this duration into account and provide adequate manpower.**

**The regular work week shall be Monday thru Friday between the hours of 7:00 am and 4:30 pm..**

**Project Information:**

Project Description:

8865 sf wood framed new fire station. Includes equipment bays, sleeping quarters, Offices, and kitchen and sitework associated with project.

Alternates:

Refer to plans and specification 01 23 00 for alternates.

Provide bond cost as an alternate to the proposal. Do not include bond cost in the base proposal amount.

Tax Exempt Status:

The owner of this project is a tax exempt entity.

Prevailing Wages:

This project has prevailing wage rates. See Exhibit "B" included with these instructions. Certified payroll will be required to be submitted monthly.

Owner General Conditions:

Proposers will be held to the standard terms and conditions for the City of Leander. Standard terms and conditions can be found on the City of Leander website at [http://www.leandertx.gov/sites/default/files/fileattachments/Finance/page/233/standard\\_terms\\_and\\_conditions\\_ib.pdf](http://www.leandertx.gov/sites/default/files/fileattachments/Finance/page/233/standard_terms_and_conditions_ib.pdf)

Contract Documents:

By submitting a proposal, the subcontractor acknowledges that they have reviewed all of the bid documents that include all of the plans, specifications, and addenda and the proposal contains what is required to complete the scope of the work. Subcontracts will be written to "plans and specifications" not to individual plan sheets and specification sections.

PROPOSAL SHALL BE BASED ON PLANS AND SPECIFICATIONS. Any variances to the plans and specifications must be noted as a voluntary alternate on the proposal and clearly note the difference from the bid documents.

Proposal Inclusions:

Base amount of proposals must include all materials, labor, applicable taxes, delivery, freight, unloading, uncrating, material hoisting, man hoisting, layout, installation, supervision, engineering, shop drawings, detailing, submittals, samples, mock ups, trade permits, parking, storage, and other costs necessary to complete the work in accordance with the Contract Documents.

Proposers must hold pricing for at least 60 days.

Proposal Clarification:

All proposals shall be per plans and specification without substitution. Any variance to the contract documents shall be clearly stated in the proposal. Substitutions must be submitted prior to the bid date. Information requests must be received by the Construction Manager 7 calendar days prior to the bid date.

<p><b>City of Leander</b> Fire Station #4</p>
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Questions:

All questions must be submitted directly to American Constructors. Answers to questions will be released by addendum only. Any answers, verbal or otherwise from American Constructors, the Architect, Consultants, or owner does not release the subcontractor from the requirements of the bid documents.

Additional Information Requested:

Refer to the proposal form for additional information requested. Failure to provide all requested information may be grounds for rejection of proposal.

Construction Site Access:

The site is in an existing, ongoing development area and is adjacent to streets under construction, and heavily used streets that may at times cause certain restrictions on performing certain scopes of work. Parking on site may also at times be limited. Subcontractors shall review the site conditions and adjacencies and take them into consideration when submitting their proposal.

Plan Availability:

Plans are available for purchase at Gill Reprographics. Plans can be viewed at American Constructors main office location as well as various Austin plan rooms, or can be downloaded from the American Constructors FTP site. Invited bidders can also download plans on iSqFt.

Please go to American Constructor's website for more information

[www.acitexas.com](http://www.acitexas.com)



All prospective Subcontractors and Suppliers are hereby notified that American Constructors is participating in the OSHA Challenge Program at the Leander Fire Station #4 jobsite location. All Subcontractors and Suppliers on this project will be expected to participate in this program as partners with American Constructors.

For further information please visit  
<http://www.osha.gov/dcsp/vpp/challenge.html>  
or contact the American Constructors main office at  
(512) 328-2026

### **Notice of Prevailing Wage Rates and Benefits Compliance**

According to Government Code Title 10, Chapter 2258, "The contractor who is awarded a contract by a public body or a subcontractor of the contractor shall pay not less than the rates determined under Section 2258 to a worker employed by it in the execution of the contract."

Refer to Attachment B to these instructions for prevailing wage information.

### **Insurance Requirements:**

**Proposers are required to furnish a Certificate of Insurance meeting or exceeding American Constructors requirements prior to contract award. Please refer to the sample certificate in this Proposal packet.** Subcontractors/Suppliers will execute American Constructors' standard subcontract or material contract forms as printed. Please contact American Constructors Main Office to review these documents.

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**ACORD<sup>TM</sup> CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)  
XX/XX/XX

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Agent Address Address Phone Number	CONTACT NAME: PHONE (A/C, No, Ext): XXX/XXX/XXXX FAX (A/C, No): E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: XXXXXXXX INSURER B: XXXXXXXX INSURER C: INSURER D: INSURER E: INSURER F:	NAIC # XXXXX XXXXX
INSURED Subcontractor Name (Must Match Contract Documents) Address Address		

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.									
INSR LTR	TYPE OF INSURANCE	ADOL	SUBR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC			XXXXXXX	XX/XX/XX	XX/XX/XX	EACH OCCURRENCE	\$1,000,000	
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$100,000	
							MED EXP (Any one person)	\$10,000	
							PERSONAL & ADV INJURY	\$1,000,000	
							GENERAL AGGREGATE	\$2,000,000	
							PRODUCTS - COM/PROP AGG	\$2,000,000	
								\$	
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> Drive Oth Car <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS			XXXXXXXXX	XX/XX/XX	XX/XX/XX	COMBINED SINGLE LIMIT (Ea accident)	\$1,000,000	
							BODILY INJURY (Per person)	\$	
							BODILY INJURY (Per accident)	\$	
							PROPERTY DAMAGE (Per accident)	\$	
								\$	
B	UMBRELLA LIAB EXCESS LIAB  DED <input checked="" type="checkbox"/> RETENTION \$10000			XX/XX/XX	XX/XX/XX	XX/XX/XX	EACH OCCURRENCE	\$1,000,000	
							AGGREGATE	\$1,000,000	
								\$	
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			XXX/XXX	XX/XX/XX	XX/XX/XX	<input checked="" type="checkbox"/> WC STATU- TORY LIMITS <input type="checkbox"/> OTH- ER		
							E.L. EACH ACCIDENT	\$1,000,000	
							E.L. DISEASE - EA EMPLOYEE	\$1,000,000	
							E.L. DISEASE - POLICY LIMIT	\$1,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

RE: Coverage applied to work on any project for American Constructors, Inc.

As per policy provision, American Constructors, Inc. and Owner are listed as additional insureds in regard to the auto and general liability policies as provided by additional insured endorsement. A waiver of subrogation endorsement is provided to the American Constructors, Inc. in regard to the auto, general liability and workers compensation policies as per policy provision.  
(See Attached Descriptions)

CERTIFICATE HOLDER

CANCELLATION

American Constructors, Inc. 4330 Gaines Ranch Loop Suite 230 Austin, TX 78735	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE
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## Proposal Form

\$ \_\_\_\_\_

Please provide your proposal on your company letterhead.  
Show break out for Alternates and Unit Prices as applicable.

Provide add alternate to include **Bond**. \$ \_\_\_\_\_

### Required Information

Include a detailed description of the scope of work included in your proposal. Indicate clearly any deviations from the contract documents that may be included in your proposal. Additionally provide the following information -

**ALL Subcontractors must provide Bonding information with their proposals. Failure to do so may result in disqualification of your proposal.**

Add to provide payment and performance bonds: \$ \_\_\_\_\_ Bonding Company: \_\_\_\_\_

Bonding Company Agent Contact Information: Agent Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

**ALL Subcontractors must provide the following additional information with their proposals. Failure to do so may result in disqualification of your proposal.**

EMR (Insurance Experience Modification Rate): \_\_\_\_\_

Approximate number of man-hours of labor included in your proposal: \_\_\_\_\_

Approx. number of workers (average) proposed for this project on an average day during your work: \_\_\_\_\_

Approximate number of workers (average) employed by your firm capable of working on this site: \_\_\_\_\_

_____	_____	_____
Company Name	Contact (Please Print Name)	E-Mail Address
_____	_____	_____
Phone Number	Fax Number	Acknowledge Addenda
		Date

### Alternate Pricing

In Addition to the Base Bid Pricing, provide pricing for the following Alternates. Refer to specification section 01 23 00 and proposal scope sheets on the following pages.

**ALTERNATE #1: Add High Volume Low Speed Fan in equipment bay per specification**

**ALTERNATE #2: Substitute Bi-Fold doors in lieu of overhead doors for equipment bay doors.**

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### **1A – Surveying**

1. Verify existing horizontal control as shown on civil plans
2. Layout 4 control points for 2 building control lines as directed by the C.M.
3. Supply a drawing showing the outline of the building with coordinate points shown on building corners.

#### **Unit prices**

Provide standard unit price rates for RPLS, project manager, surveyor, survey crews, etc.

### **3A – Building Concrete – Turnkey**

**Furnish** formwork materials and labor, concrete materials and labor, and reinforcing steel material and labor, for all building concrete work including; footings, slabs-on-grade, grade beams. Include furnishing and installing, slab drops at recessed floor areas, slab pourbacks, control joints, reinforcing steel supports and spacers.

**Include** furnishing and installing vapor barrier (07 26 00), expansion and construction joints, edge forms to top of slab, slab depressions, curbs, brick lugs, smooth dowels, form release agent, curing compound.

**Include** installation of embeds, anchor bolts, sleeves. Formwork design where necessary, shop drawings, structural rock excavation and backfill, consolidation of structural excavation spoils, layout and elevation control, clean-up of concrete spills and leaks, clean-up of formwork materials and debris, cleaning of embeds and anchor bolts, weather protection and cleanup of weather damage, concrete hoisting, placing, and pumping equipment, concrete mix designs.

**Include** scheduling, ordering, and coordination of concrete and reinforcing steel material, labor, inspections and testing.

**Exclude**, dumpster, cost of testing laboratory services, embed and anchor bolt material.

List Major Subs/Suppliers used in proposal:

Reinforcing Steel Material \_\_\_\_\_

Reinforcing Steel Labor \_\_\_\_\_

Concrete Ready-Mix \_\_\_\_\_

### **3B – Ready Mixed Concrete Material Supply**

Provide unit prices per Cubic Yard for ready-mixed concrete delivered to the site in the strength and mix designs required by the contract documents. Furnish ready mixed concrete in quantities as ordered by the Construction Manager. No minimum load charges apply. Prices are firm for the duration of this project. Seller agrees that all low-range water reducers, retarder admixtures, air-entrainment, and approved mix designs required by the contractor are included in the unit cost. Seller's drivers will be responsible for proper chute emptying into concrete pump, the concrete buck, forms, etc.

Required Mixes:

Concrete Class	Supplier Mix Number	Minimum Cement Content	w/c Ratio	Cost per CY
Class A – 3000 psi		470 lb/cy	.57 w/c	
Class C – 4000 psi		564 lb/cy	.48 w/c	
Class C – 4000 psi		564 lb/cy	.45 w/c	
Class C – 4000 psi		564 lb/cy	.50 w/c	



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### **3C – Reinforcing Steel Material and Installation**

#### **MATERIALS:**

For Building Concrete \$ \_\_\_\_\_

For Site Concrete \$ \_\_\_\_\_

#### **INSTALLATION:**

For Building Concrete \$ \_\_\_\_\_

For Site Concrete \$ \_\_\_\_\_

### **3D Concrete Slab Place & Finish**

Furnish all placing and finish labor for concrete slab-on-grade, slab on deck, elevated flat slabs. This will be a unit price contract. Prices are firm for the duration of the project.

Concrete slumps will not be altered from mix designs. Only the Construction Manager or testing lab personnel are allowed to add water. Provide labor and equipment to apply curing compound. Material will be provided by others.

Place & Finish Slab on Grade \$ \_\_\_\_\_ per square foot.

Place & Finish Site Paving \$ \_\_\_\_\_ per square foot.

### **3E –Polished Concrete Flooring**

**Include.** Mockups, grinding, polishing, densifiers, patching, sealers. See specification 03 36 80 for location and specific installation guidelines. **Exclude** concrete material, place and finish.

### **4A – Masonry**

**Include** Stone, CMU, and Cast Stone. Furnish and install reinforcing steel in masonry, grout, installing embeds, dowels, embedded anchor bolts, lintels, masonry ties, bond breaker, drainage mat, vents, caps, temporary shoring, all hoisting and handling of masonry materials. Include through wall flashing as described in 04 43 00.

**Include reinforcing and concrete for bond beams and concrete beam as shown on 7/S5.2**

**Exclude** anchor bolt and embed material, waterproofing, and dampproofing.

### **5A – Structural & Miscellaneous Steel Material Supply**

Furnish FOB Jobsite all Structural and Miscellaneous Steel as shown or inferred on the contract documents including handrails, loose lintels, and miscellaneous embedded plates, angles and weld plates. Countertop supports, bench supports

Breakdown:

Structural Steel \_\_\_\_\_ Tons \$ \_\_\_\_\_

Misc. Steel \_\_\_\_\_ Tons \$ \_\_\_\_\_

Total \$ \_\_\_\_\_

## **5B – Structural & Miscellaneous Steel Erection**

Unload, Handle, Store on Site and Fully Erect all Structural and Miscellaneous Steel. Include all items in 5A above. Provide all hoisting equipment for this work.

## **6A – Wood Framing**

**Include** Stud framing, framing of backup for masonry, trusses, glue lam beams, headers, attic access ladder, wood blocking, Simpson ties and anchors, Anchor bolts, wood stairs, headers, thru bolts to structural steel, misc. blocking required for installation of framing.

**Include** Blocking and backing as required for casework and specialties. Blocking required for roofing and fascia.

## **6B – Architectural Woodwork & Casework**

**Include** countertops (including quartz countertops), cabinets, display cases, closet rod/shelves, wood shelving, all standing and running trim. Include support bracing, furring and cleats as required.

## **6C – General Trades Package**

**Include** furnishing and installing rough blocking and backing for interior details such as millwork, casework, toilet partitions and accessories, miscellaneous details, stage platform framing, all required blocking and backing at roof details. Provide treated wood only where specifically indicated on the drawings.

## **6D – General Construction Unit Price Work**

**Include** unit rate for providing labor for miscellaneous work as directed by American Constructors, Inc. Provide trade categories with hourly rates. Rate to include all insurance, fringes, taxes, hand tools, and transportation to/from jobsite.

<b>Classification</b>	<b>Regular Rate</b>	<b>Overtime Rate *</b>
Laborer		
Carpenter		
Concrete Finisher		
Operator		
Foreman		
Supervisor		

\* Overtime is defined as work by a single individual in excess of 40 hours per week.

## **7A – Fiber Reinforced Cementitious Siding**

Furnish and install all fiber reinforced cementitious soffits, and trim. Include all transitions, covers, corners, trim, and sealants for a complete installation. Use installation methods and fasteners per the manufacturer's requirements. See specification **07 46 00**

## **7B – Metal Roofing, Sheet Metal Flashing and Trim**

Furnish and install all metal roofing and siding including sheetmetal flashing, coping caps, gutters and downspouts, fascia metal, insulation, membrane underlayment, pipe boots, daily temporary dry-in, UL requirements, and hoisting as required.

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**7C – Waterproofing, Dampproofing & Caulking**

**Include** all Tyvek waterproofing, dampproofing and thru-wall flashing work described in specification section 07 11 13, 07 27 19, 07 62 00,

**Include** all caulking and sealant work described in specifications section 07 92 00 – Sealants and 07 84 13 firestopping.

**Include** sealant at the perimeter of all exterior frames, sealant exterior masonry control joints, sealant at , and sealant at other miscellaneous penetrations where watertight joints are necessary.

**Include** all materials and warranties as specified. Provide all hoisting and scaffolding necessary to complete subcontractor's work. Coordinate work with other trades

Colors to be chosen by the Architect from standard color palette

**Alternate option:** provide broken out price to include through wall flashing at masonry lugs, sills, and lintels.

**7D – Expansion Cover Assemblies**

**Include** expansion joint covers, backing plates, and all accessories as necessary for a complete installation.

**8A – Hollow Metal Doors & Frames, Wood Doors, and Door Hardware – Material Supply**

Doors	_____	EA
Door Frames	_____	EA
Window Frames	_____	EA

Approximate Schedule/Lead Times:

Shop Drawings	_____	Weeks	(for 100% complete Shops)
Delivery	_____	Weeks	(after Approval of Shops)

Hollow Metal Material Base Proposal     \$ \_\_\_\_\_

**FINISH HARDWARE - MATERIAL**

Hardware sets: \_\_\_\_\_ EA

Finish Hardware Material Base Proposal\$ \_\_\_\_\_

**WOOD DOORS - MATERIAL**

Include wood frames for door lites, glazing for door lites, louvers.

Doors: \_\_\_\_\_ EA

Approximate Schedule/Lead Times:

Shop Drawings	_____	Weeks	(for 100% complete Shops)
Delivery	_____	Weeks	(after Approval of Shops)

Wood Door Material Base Proposal     \$ \_\_\_\_\_

**8B – Door and Hardware Installation**

Install all Hollow Metal Doors, all Frames in CMU, Wood Doors, and Finish Hardware. Subcontractor shall unload, handle, inventory, and store all material.

**8C – Special Doors (Coiling Doors, Sound Retardant Doors, Sliding Doors)**

**Overhead Coiling Doors & Upward Sectional Doors**

Furnish and Install.

\$ \_\_\_\_\_

**Equipment Bay Bi-Folding Door Alternate**

Furnish and Install.

\$ \_\_\_\_\_

**Access Doors**

Furnish and Deliver to the Jobsite

\$ \_\_\_\_\_

**8D – Aluminum Framed Glazing System, Aluminum Windows, and Glass & Glazing,**

Furnish and Install all Glass and Glazing, Aluminum Frames, Aluminum Entrances and Storefront, Aluminum break metal and trim, Aluminum Doors and Windows, Glazing in door lites and door frames, Frameless Mirrors, and all sealants for this work.

Aluminum Framing Manufacturer(s) used in Proposal \_\_\_\_\_

Glass Manufacturer(s) used in Proposal \_\_\_\_\_

**9A – Drywall Systems, Batt & Blanket Insulation, Firestopping, Acoustical Ceilings**

**Include** batt and blanket insulation, installation of hollow metal door and window frames in drywall, exterior gypsum sheathing, fire stopping/sealing required to maintain ratings of wall assemblies (fire stopping of MEP penetrations by others), Acoustical Ceilings including splay wires and extra wires at light fixtures.

**9B – Ceramic Tile**

**Include** thin set installation of all ceramic tile, required adhesives and grouts, cleaning of tile, and caulking of tile at door frames and control joints. Install control joints over openings and as shown.

**9C – Resilient Flooring & Carpeting**

**CARPET**

**Include** Carpet, resilient base, transition strips, and minor floor preparation. Provide alternate pricing for underlayment if slab moisture remains too high for floor installation.

Add for Underlayment \$ \_\_\_\_\_

Carpet Manufacturer used in proposal \_\_\_\_\_

**RESILIENT**

**Include** Vinyl plank flooring, rubber floor, resilient base, transition strips, and minor floor preparation. Provide alternate pricing for underlayment if slab moisture remains too high for floor installation.

Add for Underlayment \$ \_\_\_\_\_

### **9D – Wall Covering**

**Include** wall covering by Koroguard as shown on finish plans.

### **9E – Taping, Texturing & Painting**

**Include** taping and floating drywall, painting, finishing of standing and running trim, painting exposed ceilings, site items such as bollards and railings, concrete floor sealer, and caulking of intersection of interior gypsum to adjacent surfaces.

**Include** level 5 finish where Korogard (WC1) is noted.

**Include** painting of fiber reinforced cementitious siding (Hardie Board)

**Exclude** finishing of wood doors.

The Work Sequence shall be:

- 1) Fire tape above ceiling/mechanical/electrical/rough-in areas
- 2) Tape & Float - behind ceramic tile (where applicable)
- 3) Spray Texture Coat
- 4) Spray Prime coat
- 5) Spray 1st coat Finish
- 6) Other Trades install work (Cabinets, etc)
- 7) Ceiling Grid Installed.
- 8) Spray Door Frames
- 9) Paint tectum panels (where applicable)
- 10) Finish Wood trim, Window Sills, Handrails, casework
- 11) 2nd Finish Coat (Rolled)
- 12) Final Trim by Others (i.e. switch plates, etc.)
- 13) Touch-up of Door and Frames
- 14) Subcontractor completes his own Punch list touchup
- 15) Subcontractor completes Owner/Architect/Contractor Punch list touchup

### **10A – Toilet Accessories**

**Include** Toilet Room Accessories – Grab Bars, Toilet Paper Dispensers, Napkin Disposals, Mirrors, Mop Holders, Towel Dispensers, curtain rods, Coat Hooks.

All Items are to be furnished and installed.

### **10B – Graphics**

**Include** Interior Graphics, Plaque, custom aluminum signage, and Building Letters all furnished and installed

**Include** temporary project sign as shown on C1.2.

### **10C – Louvers**

**Include** Prefinished Aluminum louver, FOB jobsite. (see also 08 90 00)

### **10D –Lockers-Bunker Gear Storage**

**Include** gear grid storage units per 10 51 40.

### **10E – Flagpoles**

Provide flagpoles with all specified accessories. Provide base sleeve including separate shipping from flagpoles.

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### **10F – Miscellaneous Specialties**

**Include** miscellaneous specialties per the following schedule. Indicate whether pricing is for material delivered to the job site (F.O.B.) or installed.

Description	Quantity	Unit Price	Extension	F.O.B. or Installed
Fire Extinguishers & Cabinets				
Knox Box				
Attic Ladder				

### **11A –Residential Appliances**

**Include** appliances, furnished and installed as described in 11 31 00. Included warranties as specified.

### **12A –Horizontal Louver Blinds**

**Install** Hunter Douglas or Levolor as specified. For alternate manufacturers refer to 01 25 00 – Substitution Procedures.

### **21A – Fire Protection Systems**

**Include** all fire protection system, engineering and design in accordance with specifications and NFPA 13, work to begin at flange above floor in fire riser room, sprinkler riser with alarm valve, control valve, and fire department connection, valve tags, signage and labeling of piping.

Alternate to add fire riser sweep from 5'-0" outside

Building to flange above the floor in the fire riser room: \$ \_\_\_\_\_

### **22A – Plumbing Systems**

**Include** all plumbing work, domestic water to 5' outside building and a temporary water system with a minimum of 2 hose bib locations around building for use by all trades. Include sleeves, fire sealant, fire safing, and fire stopping at plumbing penetrations, water heater flues, gas piping in or on building and to connection with site gas piping, final patching and fill around blocked out floor drains, etc. Install solenoids provided by alerting system contractor.

Include sand/oil separator with sample well and grease interceptor with sample well.

Include all excavation (including rock excavation) and backfill. Include all access panels for this work.

### **23A – HVAC Systems**

**Include** all HVAC work, condensate drains, Insulation, thermostats, controls, construction filters/maintenance and replacement for substantial completion, fire sealant, fire safing, and fire stopping at HVAC penetrations, and access doors required for access to HVAC work.

Include kitchen hood.

Coordinate and install mechanical components of alerting system for control of mechanical equipment from alerting system.

## **26A – Electrical Systems**

**Include** all electrical work, conduit and boxes for the fire alarm system and low voltage systems, alerting system, communications speaker system. Temporary power system including installation and maintenance of temporary lighting, fire stopping of electrical penetrations, access doors required for access to electrical work. Include all rough in conduit and conduit boxes for thermostats and mechanical system controls in all walls.

Include generator, UPS, ATS, and other devices for a complete emergency system.

Include site electrical including excavation (including rock excavation) and backfill for underground and site installations.

## **27A – Communications Speaker System**

**Include**, Racks, mixer, speakers, controls, amps, programming, etc. complete for a fully functional system per 27 00 00. Interface with alerting system.

## **27B – Alerting System**

**Include** Purvis system as specified in 27 42 13. Provide solenoids to be installed by plumbing contractor. Wiring to be done with alerting system installer. Provide and install all timers, MRS's, relays, solenoids, motor controllers, etc. for a fully functional system.

120v circuits, conduits and boxes to be installed by electrical contractor.

Interface with communication speaker system.

## **28A – Fire Alarm System**

**Include** complete fire alarm system per specification section 28 31 00, and requirements of the local fire authority. Provide Fire Alarm Control Panel, notification appliance extender panel, remote annunciators, manual pull stations, area smoke detectors, duct mounted smoke detectors, interconnect with HVAC controls for shut down where necessary, addressable monitor modules, visual devices, and all required wiring.

Provide required testing, demonstration and owner training, certifications, inspections and guarantee.

**Exclude** conduit

## **31A – Earthwork**

**Include** all grading, fill, rock excavation, haul off, imported engineered fill to required subgrades.

## **31B – Erosion Control**

**Include** all silt fence. Provide alternate for construction entrance.

## **31C – Termite Control**

Install specified product(s) in sequence to enable required warranties.

## **32A – Site Concrete**

Furnish and Install the Site Concrete Elements as listed:

Concrete Paving

Sidewalks

Light Pole Bases

Pond Concrete, outlet protection, level spreader,

**32B – Landscaping & Irrigation**

Include planting, revegetation, topsoil, temporary irrigation to enable revegetation where permanent irrigation not installed.

Include pavers, including subgrade required for pavers.

Include Irrigation, controllers, and specified backfill for irrigation system.

Exclude: 120 volt power, Sleeves.

**33A – Utilities**

Include separate mobilization for relocation of hydrant along Crystal Falls. Include all sidewalk and street barricades and permits, fees, and rentals associated with this work.

Include all tie in to existing and municipal utilities, trenching, rock excavation, tie in to building systems at 5' outside building, and work offsite in easements.

**MISCELLANEOUS WORK**

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Furnish and Install Miscellaneous Work not specifically listed herein.

Description:

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